



**City of Huntington Beach Planning Department  
STUDY SESSION REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning and Building  
**BY:** Rosemary Medel, Associate Planner *RM*  
**DATE:** April 12, 2011

**SUBJECT:** **ENVIRONMENTAL IMPACT REPORT NO. 10-003 (BEACH AND WARNER MIXED-USE PROJECT)**

**PROPERTY OWNERS:** Decron Properties, Len Lichter, City of Huntington Beach Redevelopment Agency

**LOCATION:** The proposed mixed-use project is located on a 9.4-acre, L-shaped site on the southwest corner of Beach Boulevard and Warner Avenue

---

**PROJECT OVERVIEW**

Environmental Impact Report No. 11-003 was continued from the March 22, 2011 Planning Commission study session due to a lack of a quorum.

**ATTACHMENT:**

1. Staff Report dated March 22, 2011 with attachments



**City of Huntington Beach Planning Department**  
**STUDY SESSION REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning and Building  
**BY:** Rosemary Medel, Associate Planner *RM*  
**DATE:** March 22, 2011

**SUBJECT:** **ENVIRONMENTAL IMPACT REPORT NO. 10-003 (BEACH AND WARNER MIXED-USE PROJECT)**

**PROPERTY OWNERS:** Decron Properties, Len Lichter, City of Huntington Beach Redevelopment Agency

**LOCATION:** The proposed mixed-use project is located on a 9.4-acre, L-shaped site on the southwest corner of Beach Boulevard and Warner Avenue

---

### **PROJECT OVERVIEW**

In accordance with the California Environmental Quality Act (CEQA), Environmental Impact Report (EIR) No. 10-003 was prepared by PBS&J to analyze the potential environmental impacts associated with implementation of the proposed project as well as identify appropriate mitigation measures. The draft EIR analyzes the potential environmental impacts associated with the proposed development of 279 dwelling units, 29,600 square feet of retail uses and 6,000 square feet of restaurant uses (35,600 combined) on a 9.4-acre site located at the southwest intersection of Beach and Warner. Under the proposed project, the existing fifteen-story 196,000 square-foot (sf.) office building; the 18,531 sf. retail/restaurant building along Warner Avenue; the 7,205 sf. restaurant (Todai building) on Beach Boulevard; and the six-story, 863 stall parking structure located at the northeast corner of Sycamore Avenue and Ash Street would remain. All other buildings on the project site would be demolished and replaced with new development.

Project improvements involve the development of two six-story mixed use buildings and two one-story retail buildings. The six-story Beach Blvd. building, located adjacent to Beach, Cypress and Elm, consists of 202 apartment units located above commercial uses and the parking podium. At grade or street level commercial uses are proposed fronting Beach Blvd. and the interior (north) of the site. In addition, street level residential units will be located along Cypress Ave. and Elm St. The building includes an internal three-level 481-stall parking structure with residential units above. The parking structure provides one level of parking below grade, one level at-grade, and one level above grade.

The second six-story mixed use building is proposed adjacent to Warner, Ash and the existing parking structure. The Warner Ave. building will consist of 77 residential apartment units that front Warner Ave. and Ash St. with four live-work units fronting Warner Ave. The building also includes 3,000 sf. retail and 1,000 sf. restaurant uses oriented to the interior (east) of the site. The building includes an internal two-level, 55-stall parking structure (one level below grade, one at grade) that is surrounded by the commercial and residential uses.

The project also proposes two new retail buildings fronting at the corner of Beach Blvd. and Warner Ave. The two buildings are proposed at one-story with approximately 5,500 sf. of retail uses with a public plaza. Other improvements include the consolidation of the various parcels that comprise the overall project site. The project proposes to include 7,000 sf. of residential common area, 15,800 sf. of residential private open space and 75,000 sf. of public open space.

## **APPLICATION PROCESS AND TIMELINES**

<u>DATE OF COMPLETE APPLICATION:</u>	<u>MANDATORY PROCESSING DATE(S):</u>
Draft EIR: January 3, 2011	Within 1 year of complete application; January 3, 2012

## **CEQA ANALYSIS/REVIEW**

In accordance with the California Environmental Quality Act (CEQA), EIR No. 10-003 was prepared by PBS&J to analyze the potential environmental impacts associated with implementation of the proposed project as well as identify appropriate mitigations measures. The proposed project is located within the Beach and Edinger Corridors Specific Plan (BECSP), adopted in March 2010. Development on this project site was included in the Notice of Preparation for the BECSP EIR (Program EIR No. 2008-008), which anticipated a total of 272 residential units and 35,600 square feet of commercial and restaurant uses for the subject property.

The 45-day review of EIR No. 10-003 began on Thursday, January 6, 2011 and closed on Tuesday, February 22, 2011. The Final Draft EIR, including the Responses to Comments and all text changes as a result of the public comment period, will be distributed to the Planning Commission and posted on the City's website when available.

The required CEQA procedure that was followed is outlined below:

<u>July 2009</u>	Staff conducted an initial study and determined that an EIR would be required.
<u>July 31, 2009</u>	Notice of Preparation was filed with the State Clearinghouse to notify the public of intent to prepare an EIR.
<u>July 31, 2009 to August 31, 2009</u>	Initial Study/Notice of Preparation available for 30 day public review and comment period.
<u>August 21, 2009</u>	A Public Scoping Meeting was held to solicit comments and issue areas to be studied in the EIR.
<u>January 3, 2011</u>	Notice of Completion was filed with the State Clearinghouse.

January 6, 2011 to February 22, 2011 Draft EIR available for public review and comment for forty-five days.

February 2, 2011 A Public Comment Meeting was held to solicit comments on the adequacy of the Draft EIR.

Tentative April 26, 2011 Public hearing is scheduled before the Planning Commission to Certify Final EIR No. 10-003

In the EIR, the direct, indirect and cumulative impacts of the proposed project are addressed, as are the impacts of the alternatives. The project analyzed in the EIR is a conceptual development because no formal application has been submitted. The conceptual design is based on the development standards of the Beach and Edinger Corridor Specific Plan (BECSP). The development potential was initially analyzed in the BECSP EIR, which contemplated 272 units and 35,600 square feet of commercial development on the site. The project specific EIR must be adopted and certified by the Planning Commission prior to any action on a development proposal.

#### Scope of the EIR Analysis

The analysis in Draft EIR No. 10-003 is tiered from the BECSP Program EIR, the environmental impacts for certain issue areas of the project are substantially consistent with the analysis in the BECSP Program EIR and did not require substantial additional analysis. Therefore, based on a preliminary environmental analysis and a review of the BECSP Program EIR, the following issue areas did not require substantial additional analysis in Draft EIR No. 10-003:

- Biological Resources
- Cultural Resources
- Geology / Soils
- Hazards and Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Population / Housing
- Climate Change

The following resources were determined to need substantial additional analysis due to the fact that with implementation of the required mitigation measures potentially significant impacts would occur, or additional, project-level analysis was not previously completed. Therefore, detailed analysis of the following resources is provided for the following:

- Aesthetics / Visual Quality
- Air Quality
- Noise
- Public Services
- Recreation
- Transportation/Traffic
- Utilities / Service Systems

No impacts to Agricultural Resources and Mineral Resources were determined; as such, no analysis is provided in the draft EIR.

### Project Impacts

Although some issue areas required more detailed project-level analysis than others, all 15 issue areas noted above were analyzed for potential adverse environmental impacts as a result of the proposed project.

The EIR determined that the project would result in no impacts or less than significant impacts in the following issue areas:

- Land Use / Planning
- Population / Housing

The EIR determined that implementation of the proposed project would result in significant or potentially significant impacts that could be mitigated to a less-than-significant level in the following issue areas (refer to Attachment No. 2)

- Aesthetics / Visual Quality
- Air Quality
- Biological Resources
- Cultural Resources
- Geology / Soils
- Hazards and Hazardous Materials
- Hydrology / Water Quality
- Noise
- Public Services
- Recreation
- Transportation/Traffic
- Utilities / Service Systems
- Climate Change

The EIR determined that implementation of the proposed project would result in significant, unavoidable impacts in the following issue areas:

- Air Quality
- Transportation/Traffic (cumulative only)

### Alternatives

The EIR also presents alternatives to the proposed project that could avoid or reduce the severity of impacts described in the issue areas above. Two Alternatives were evaluated in the Draft EIR and described as follows:

**Alternative 1: No Project/No Development Alternative** - This alternative would serve as the “no development” alternative with the site remaining in its existing condition. Under this alternative all existing development and uses would remain. The undeveloped portion of the project site would remain in its existing condition.

**Alternative 2: Reduced Beach Mixed Use Building Alternative** – This alternative assumes the proposed Warner Mixed Use building and the two retail buildings proposed on the corner of Beach Boulevard and Warner Avenue would remain, similar to the proposed project. Alternative 2 would result in the demolition of the existing 9,200 square feet (sf) office building at the corner of Beach Boulevard and Cypress, and the existing 26,730 sf movie theater at the corner of Warner Avenue and Ash Street. All other existing structures would remain. The reduced Beach Mixed Use building would include 60 residential dwelling units and 3,600 ft of retail uses from 202 units under the proposed project. Retail uses in the Beach Mixed Use building would continue to front onto Beach Boulevard and would be located on levels one and two of the proposed building.

Other alternatives such as alternative locations and an all commercial development alternative were considered but ultimately determined to be infeasible. The Alternatives analysis concluded that the Reduced Project Alternative (Alt. No. 2) would be considered the environmentally superior alternative.

#### Draft EIR Conclusions

Through the use of appropriate mitigation measures identified in the EIR, the majority of the potentially adverse impacts associated with the project can be mitigated to a less-than-significant level. However, there are two project-specific and four cumulative significant adverse environmental impacts anticipated from the proposed project that cannot be completely eliminated through mitigation measures. The significant adverse environmental impacts are as follows:

#### Air Quality

- > **Project Specific and Cumulative**—Construction of the proposed project would generate emissions that exceed the SCAQMD emission thresholds for PM<sub>10</sub> and PM<sub>2.5</sub>.
- > **Project Specific and Cumulative**—Construction of the proposed project would expose sensitive receptors to substantial pollutant concentrations.

#### Transportation/Traffic

- > **Cumulative**—Operation of the proposed project would cumulatively contribute to an unacceptable Level of Service at two intersections (Brookhurst St./Adams Ave. & Beach Blvd./Bolsa Ave.).
- > **Cumulative**—Operation of the proposed project would cumulatively contribute to an increase in delay at two Caltrans intersections (Beach Blvd./Warner Ave. & Beach Blvd./Garfield Ave.) and would increase traffic to the I-405 northbound loop ramp, which is currently deficient. Further, as these are under Caltrans jurisdiction, the City does not have the jurisdiction to ensure mitigation completion.

#### Reduced Project Alternative:

Similar to the proposed project, the majority of the impacts associated with the Reduced Project Alternative would be less than significant with the incorporation of mitigation measures and code requirements. Overall, air quality impacts anticipated under Alternative 2 would be less than the proposed project as Alternative 2 would not result in operational emissions that exceed the SCAQMD thresholds, similar to the proposed project. While construction activities would result in both regional and localized emissions that exceed the SCAQMD thresholds, these emissions would be temporary in nature and only

occur during the 20-day grading phase of construction. Similar to the proposed project, significant cumulative traffic impacts would occur since the reduced project would be contributing traffic to existing or future circulation system deficiencies identified in the BECSP Program EIR.

### **COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES**

The analysis and conclusions included in Draft EIR No. 10-003 reflect and are in part based on consultation with the Departments of Economic Development, Fire, Police, Community Services, and Public Works.

### **PUBLIC MEETINGS, COMMENTS AND CONCERNS**

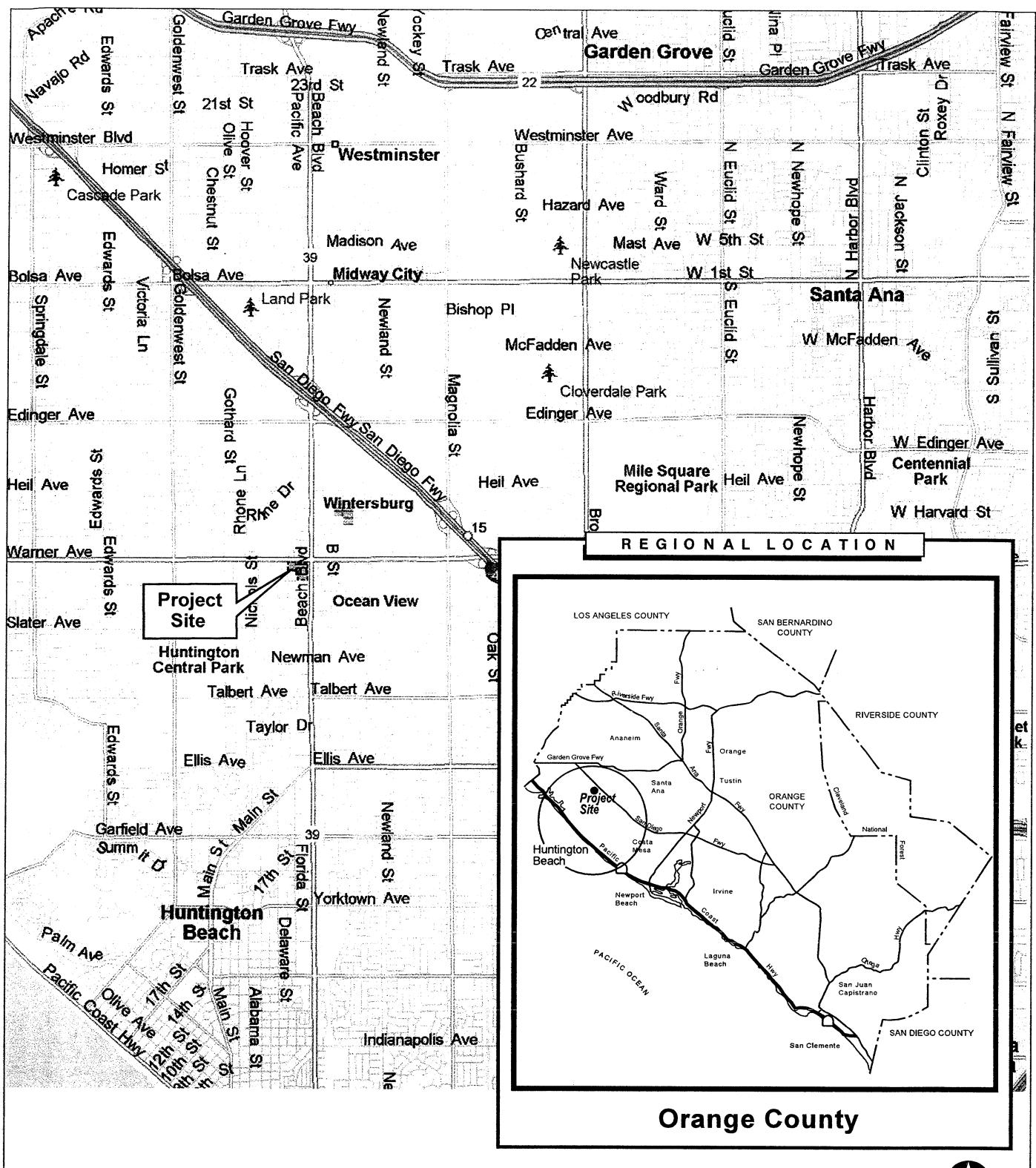
On Wednesday, February 2, 2011, approximately 12 people attended a public comment meeting that was conducted during the 45 day public review period to collect comments on the adequacy of the draft EIR. The meeting was noticed and advertised in the Huntington Beach Independent, and notices were sent to interested parties, property owners and tenants within 1,000 feet from the project site. In addition, a meeting was held on August 21, 2009 to take comments related to the scope of the environmental issues to be analyzed in the draft EIR in conjunction with the Beach and Edinger Corridors Specific Plan (BECSP) Program EIR. The meeting was advertised in the Huntington Beach Independent, and notices were sent to responsible agencies, interested parties, property owners and tenants within the BECSP project area.

### **PLANNING ISSUES**

Staff has analyzed the EIR with regards to the level of adequacy of the environmental issues analyzed in the EIR, consistent with CEQA. The primary issue for the Planning Commission to consider is the adequacy of the EIR in accordance with the California Environmental Quality Act (CEQA) guidelines. Prior to certification and adoption of the EIR by resolution, the Planning Commission may amend the document. However, it should be noted that removal of any of the recommended mitigation measures will require findings and justification.

### **ATTACHMENTS:**

1. Map of Project Site
2. Chapter 2 Draft EIR No. 10-003 dated January 2011 (Summary of Environmental Effects and Code Requirements/Mitigation Measures)
3. Draft EIR No. 2010-003 dated January 2011 (**Not Attached-Available for review at the Planning and Zoning Counter – 3<sup>rd</sup> Flr., City Hall and on**  
<http://www.huntingtonbeachca.gov/Government/Departments/Planning/major/Beachwarner.cfm>)



**Source:** Microsoft Streets and Trips, 2010.



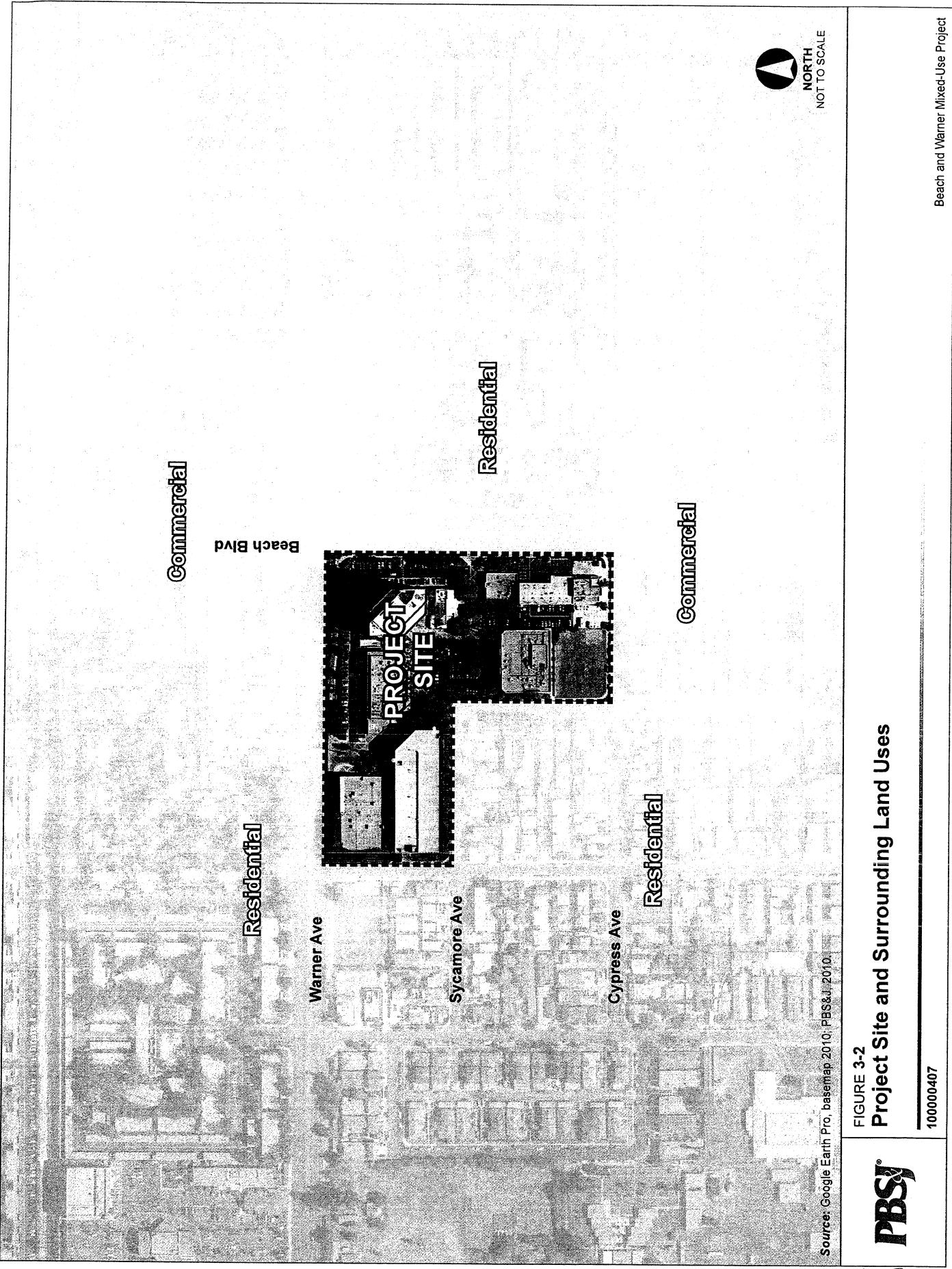
## **FIGURE 3-1 Project Vicinity and Regional Location Map**

---

100000407

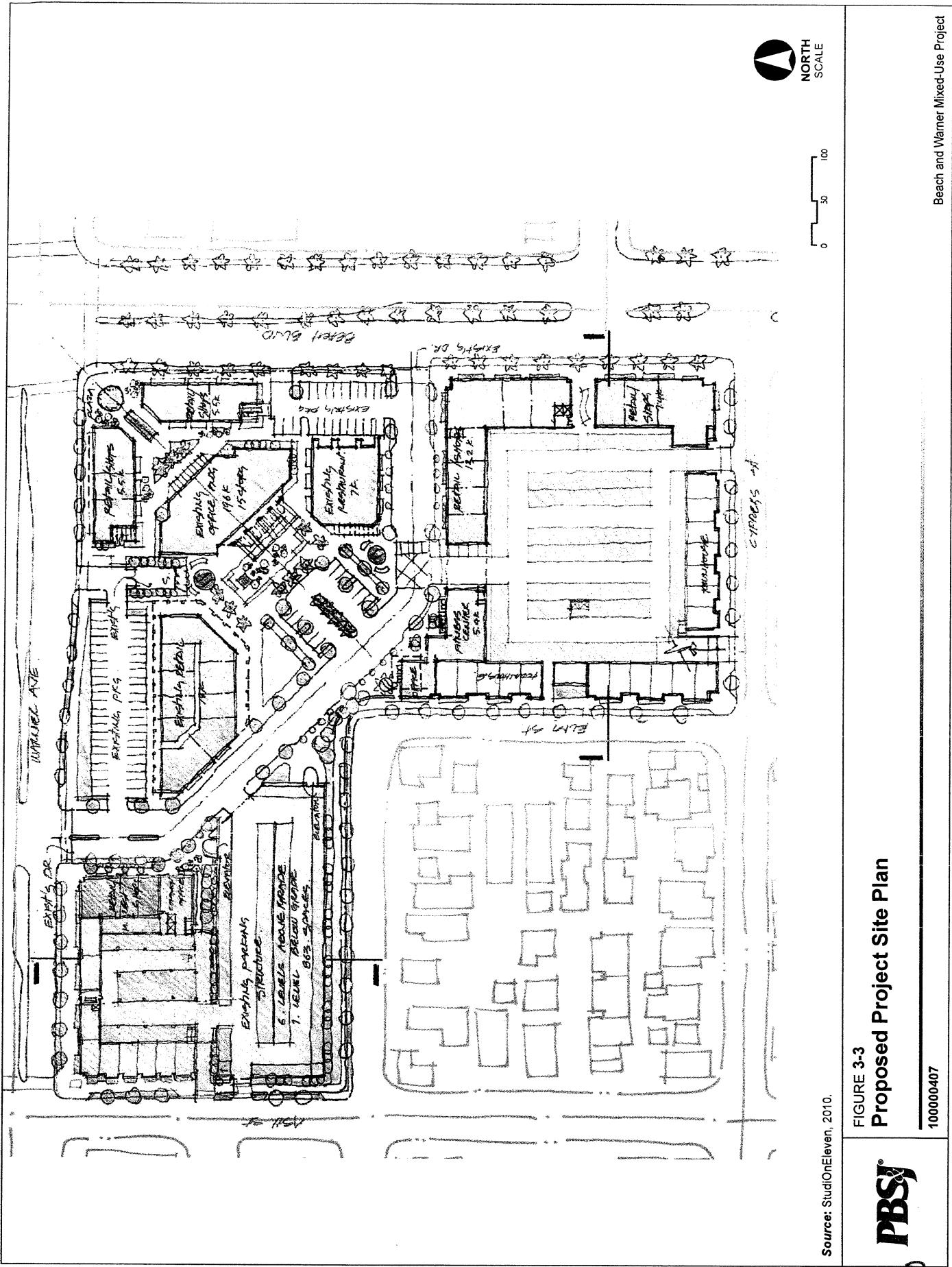
## **Beach and Warner Mixed-Use Project**

ATTACHMENT NO. 1-1



ATTACHMENT 12

PBS®



Source: StudioEleven, 2010.

**FIGURE 3-3  
Proposed Project Site Plan**

**PBSJ®**

100000407

ATTACHMENT NO. 1-3

## CHAPTER 2 Summary

### 2.1 PURPOSE OF THE SUMMARY

This section summarizes the characteristics of the proposed Beach and Warner Mixed-Use project (proposed project), the environmental impacts, mitigation measures, and residual impacts with the proposed project.

### 2.2 INTRODUCTION

This EIR is intended to provide decision-makers and the public with information that enables them to intelligently consider the environmental consequences of the proposed action. This EIR identifies significant or potentially significant environmental effects, as well as ways in which those impacts can be reduced to less than significant levels, through the imposition of mitigation measures (MMs), or through the implementation of alternatives to the project.

### 2.3 SUMMARY OF PROPOSED PROJECT

The project includes the construction of two new retail buildings at the corner of Warner Avenue and Beach Boulevard, new mixed-use buildings along both Warner and Beach Boulevards, and two new parking structures. Under the proposed project, the existing fifteen-story 196,000-square-foot (sf) office building; the 18,531 sf retail/restaurant building along Warner Avenue; the 7,205 sf restaurant on Beach Boulevard; and the six-story, 863 stall parking structure located on the northeast corner of Sycamore Avenue and Ash Street would remain. All other existing buildings on the project site would be demolished and replaced with new development.

The proposed mixed-use building along Beach Boulevard (Beach Mixed-Use building) would be bound by Beach Boulevard to the east, Cypress Avenue to the south, Elm Street to the west, and the internal roadway to the north. The Beach Mixed-Use building would include a total of 247,421 sf of building area, including 15,600 sf of retail uses, 5,000 sf of restaurant uses, and 202 residential units (totaling approximately 221,420 sf), as well as 5,400 sf of residential common area. Parking for all uses would be provided in an internal three-level, 481-stall parking structure (one level below grade, one level at grade, one level above grade). The proposed building would surround the parking structure on all four sides. Retail and restaurants uses would front Beach Boulevard, while residential uses would be located along Elm Street and Cypress Avenue. Residential uses also would be located on levels 3 through 6 of the building, above the commercial uses and the parking podium.

The proposed mixed-use building along Warner Avenue (Warner Mixed-Use building) would be bound by Warner Avenue to the north, the internal roadway to the east, the existing six-story parking structure to the south, and Sycamore Avenue to the west. The proposed building would be approximately 89,044 sf, and consist of 3,000 sf of retail uses, 1,000 sf of restaurant uses, 77 residential units (totaling approximately 83,444 sf), and 1,600 sf of residential common area. Parking for these uses would be

contained in a new internal two-level, 55-stall parking structure (one-level below grade, one level above grade), and in the existing parking structure to the south. The proposed building would surround the internal parking structure on the three street-fronting sides. Retail shops and restaurants uses would front both Warner Avenue and the internal roadway. Residential uses would be located at street level along Ash Street and above the retail and parking podium on levels 2 through 6 of the proposed building. Two new 5,500 sf retail buildings fronting the streets would be constructed on the corner of Beach Boulevard and Warner Avenue, flanking the existing fifteen-story office tower. The orientation of the proposed buildings and the existing fifteen-story office tower would activate a public plaza on the corner. Parking would be provided in the proposed and existing parking garages, and by some of the existing surface parking that would remain with implementation of the proposed project. In total, the proposed project would result in the development of 279 dwelling units (304,864 sf), 29,600 sf of retail uses, 6,000 sf of restaurant uses, and 7,000 sf of residential common area. Additionally, the proposed project would include 75,000 sf of open space.

## 2.4 CLASSIFICATION OF ENVIRONMENTAL IMPACTS AND DISCUSSION OF MITIGATION MEASURES

Potential environmental impacts have been classified in the following categories:

- **Less Than Significant (LTS)**—Results in no substantial adverse change to existing environmental conditions
- **Potentially Significant (PS)**—Constitutes a substantial adverse change to existing environmental conditions that can be mitigated to less than significant levels by implementation of feasible mitigation measures or by the selection of an environmentally superior project alternative
- **Significant and Unavoidable (SU)**—Constitutes a substantial adverse change to existing environmental conditions that cannot be fully mitigated by implementation of all feasible mitigation measures or by the selection of an environmentally superior project alternative

Cumulative impacts are also analyzed in this environmental document. Cumulative impacts refer to two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts.

Where significant impacts are identified, CEQA requires that feasible mitigation measures are discussed to avoid or reduce to the extent feasible, significant effects. As described in Section 15370 of the CEQA Guidelines, there are generally five categories of mitigation measures, which include the following:

- Avoiding the impact altogether by not taking a certain action or parts of an action
- Minimizing impacts by limiting the degree or magnitude of the action and its implementation
- Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action
- Compensating for the impact by replacing or providing substitute resources or environments

In addition to project-specific mitigation measures, the proposed project is required to implement applicable mitigation measures of the BECSP Program EIR intended to mitigate potentially significant impacts associated with future development within the BECSP area.

The City of Huntington Beach imposes standard code requirements (CRs) for the purpose of controlling or reducing potential environmental and/or safety issues associated with a proposed project. These CRs may include, but are not necessarily limited to, development standards, the payment of impact fees, infrastructure improvements, and/or operational requirements. In this EIR, standard CRs that are relevant to the environmental analysis are identified along with the discussion of mitigation measures in each resource-specific discussion provided in Chapter 4 of this document. CRs often have the effect of reducing an environmental impact, and as such, take the place of mitigation measures that would otherwise be required to address impacts. CRs identified in this document are not inclusive of all code requirements that would be imposed on the proposed project; only those CRs relevant to the environmental analysis and identified impact are included.

## **2.5 SIGNIFICANT AND UNAVOIDABLE IMPACTS**

The following significant, unavoidable impacts would result from future developments as permitted under the proposed project. A detailed discussion of these impacts can be found in Section 4.2 (Air Quality) of this document.

- **Air Quality**

- > **Project Specific and Cumulative**—Construction of the proposed project would generate emissions that exceed the SCAQMD emission thresholds for PM<sub>10</sub> and PM<sub>2.5</sub>.
- > **Project Specific and Cumulative**—Construction of the proposed project would expose sensitive receptors to substantial pollutant concentrations.

- **Transportation/Traffic**

- > **Cumulative**—Operation of the proposed project would cumulatively contribute to an unacceptable Level of Service at two City intersections.
- > **Cumulative**—Operation of the proposed project would cumulatively contribute to an increase in delay at two Caltrans intersections and would increase traffic to the I-405 northbound loop ramp, which is currently deficient.

## **2.6 ALTERNATIVES**

As required by Section 15126.6(a) of the CEQA Guidelines and recent court cases, an EIR must:

Describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.

Further, Section 15126.6(b) Guidelines state:

The discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

Alternatives evaluated in this EIR include the following:

- Alternative 1: No Project/No Build
- Alternative 2: Reduced Site/Project

## **2.7 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Pursuant to Section 15123(b)(1) of the CEQA Guidelines, Table 2-1 (Summary of Environmental Effects and Code Requirements/Mitigation Measures) contains a summary of environmental impacts associated with the proposed project, mitigation measures that would reduce or avoid those effects, and the level of significance of the impacts following the implementation of mitigation measures.

**Table 2-1      Summary of Environmental Effects and Code Requirements/Mitigation Measures**

<b>Impact(s)</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measure(s) and/or Code Requirements</b>	<b>Level of Significance After Mitigation</b>
<b>Aesthetics</b>			
<b>Impact 4.1-1</b> Implementation of the proposed project would not have an adverse effect on a scenic vista. This impact is considered less than significant.	LTS	No mitigation is required.	LTS
<b>Impact 4.1-2</b> Implementation of the proposed project would not degrade the existing visual character or quality of the site and its surroundings. This impact is considered less than significant.	LTS	No mitigation is required.	LTS
<b>Impact 4.1-3</b> Implementation of the proposed project would introduce new sources of light and glare into the project vicinity. However, these sources would not adversely affect day or nighttime views in the area. This impact is considered less than significant.	LTS	<b>BECSP MM4.1-2</b> Proposed new structures shall be designed to maximize the use of nonreflective facade treatments, such as matte paint or glass coatings. Prior to issuance of building permits for the proposed project, the Applicant shall indicate provision of these materials on the building plans.	LTS
<b>Air Quality</b>			
<b>Impact 4.2-1</b> Implementation of the proposed project would not conflict with or obstruct implementation of the applicable air quality plan. This would be a less than significant impact.	LTS	No mitigation is required.	LTS
<b>Impact 4.2-2</b> Construction activities associated with the proposed project could violate an air quality standard or contribute substantially to an existing or projected air quality violation. This would be a potentially significant impact. Implementation of mitigation measures BECSP MM4.2-1 through BECSP MM4.2-14 would reduce this impact, but not below the SCAQMD thresholds. Therefore, this impact is significant and unavoidable.	PS	<b>BECSP MM4.2-1</b> Project applicants shall require by contract specifications that all diesel-powered equipment used will be retrofitted with after-treatment products (e.g., engine catalysts). Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit. <b>BECSP MM4.2-2</b> Project applicants shall require by contract specifications that all heavy-duty diesel-powered equipment operating and refueling at the project site use low-NO <sub>x</sub> diesel fuel to the extent that it is readily available and cost effective (up to 125 percent of the cost of California Air Resources Board diesel) in the South Coast Air Basin (this does not apply to diesel-powered trucks traveling to and from the project site). Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit. <b>BECSP MM4.2-3</b> Project applicants shall require by contract specifications that construction equipment engines be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior	SU

ATTACHMENT NO. 2.5

**Table 2-1      Summary of Environmental Effects and Code Requirements/Mitigation Measures**

<b>Impact(s)</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measure(s) and/or Code Requirements</b>	<b>Level of Significance After Mitigation</b>
	to issuance of a grading permit.	<p><b>BECSP MMA4.2-4</b> Project applicants shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction site rather than electrical generators powered by internal combustion engines. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.</p> <p><b>BECSP MMA4.2-5</b> As required by South Coast Air Quality Management District Rule 403—Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. These measures include the following:</p> <ul style="list-style-type: none"> <li>■ Application of soil stabilizers to inactive construction areas</li> <li>■ Quick replacement of ground cover in disturbed areas</li> <li>■ Watering of exposed surfaces three times daily</li> <li>■ Watering of all unpaved haul roads three times daily</li> <li>■ Covering all stock piles with tarp</li> <li>■ Reduction of vehicle speed on unpaved roads</li> <li>■ Post signs on-site limiting traffic to 15 miles per hour or less</li> <li>■ Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads</li> <li>■ Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas</li> <li>■ Install wheel washers where vehicles enter and exit unpaved roads onto paved roads to wash off trucks and any equipment leaving the site each trip</li> </ul> <p><b>BECSP MMA4.2-6</b> Project applicants shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes. Diesel-fueled commercial motor vehicles with gross vehicular weight ratings of greater than 10,000 pounds shall be turned off when not in use for more than 5 minutes. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.</p> <p><b>BECSP MMA4.2-7</b> Project applicants shall require by contract specifications that construction parking be configured to minimize traffic interference during the construction period and,</p>	

**Table 2-1      Summary of Environmental Effects and Code Requirements/Mitigation Measures**

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Code Requirements	Level of Significance After Mitigation
		<p>therefore, reduce idling of traffic. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.</p> <p><b>BECSP MMA.2-8</b> Project applicants shall require by contract specifications that temporary traffic controls are provided, such as a flag person, during all phases of construction to facilitate smooth traffic flow. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.</p> <p><b>BECSP MMA4.2-9</b> Project applicants shall require by contract specifications that construction activities that would affect traffic flow on the arterial system be scheduled to off-peak hours (10:00 AM to 4:00 PM). Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.</p> <p><b>BECSP MMA4.2-10</b> Project applicants shall require by contract specifications that dedicated on-site and off-site left-turn lanes on truck hauling routes be utilized for movement of construction trucks and equipment on site and off site to the extent feasible during construction activities. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.</p> <p><b>BECSP MMA4.2-11</b> Upon issuance of building or grading permits, whichever is issued earlier, notification shall be mailed to owners and occupants of all developed land uses within 300 feet of a project site within the Specific Plan providing a schedule for major construction activities that will occur through the duration of the construction period. In addition, the notification will include the identification and contact number for a community liaison and designated construction manager that would be available on site to monitor construction activities. The construction manager shall be responsible for complying with all project requirements related to PM<sub>10</sub> generation. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. Contract information for the community liaison and construction manager will be located at the construction office, City Hall, the police department, and a sign on site.</p> <p><b>BECSP MMA4.2-12</b> Project applicants shall require by contract specifications that the architectural coating (paint and primer) products used would have a VOC rating of 125 grams per liter or less. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Huntington Beach.</p> <p><b>BECSP MMA4.2-13</b> Project applicants shall require by contract specifications that materials that do not require painting be used during construction to the extent feasible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Huntington Beach.</p> <p><b>BECSP MMA4.2-14</b> Project applicants shall require by contract specifications that pre-painted construction materials be used to the extent feasible. Contract specifications shall be included</p>	

**Table 2-1      Summary of Environmental Effects and Code Requirements/Mitigation Measures**

<b>Impact(s)</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measure(s) and/or Code Requirements</b>	<b>Level of Significance After Mitigation</b>
<b>Impact 4.2-3</b> Operation activities associated with the proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. This would be a <i>less than significant</i> impact.	LTS	No mitigation is required.	LTS
<b>Impact 4.2-4</b> Construction of the proposed project would expose sensitive receptors to substantial pollutant concentrations. This would be a potentially significant impact. Implementation of mitigation measures Project MM4.2-15 and MM4.2-16 would reduce this impact, but not to a less than significant level. Therefore, this would be a <i>significant and unavoidable</i> impact.	PS	BECSP MM4.2-1 through BECSP MM4.2-11 would also apply. <b>Project MM4.2-15</b> Project applicants shall require by contract specifications that all paving be completed as soon as possible to reduce fugitive dust emissions. <b>Project MM4.2-16</b> Project applicants shall require by contract specifications that all paving be completed as soon as possible to reduce fugitive dust emissions.	SU
<b>Impact 4.2-5</b> Operation of the proposed project would increase local traffic volumes above existing conditions, but would not expose sensitive receptors to substantial localized carbon monoxide (CO) concentrations. This impact is considered <i>less than significant</i> .	LTS	No mitigation is required.	LTS
<b>Impact 4.2-6</b> Construction and operation of the proposed project would not create objectionable odors affecting a substantial number of people. This impact is considered <i>less than significant</i> .	LTS	No mitigation is required.	LTS
<b>Biological Resources</b>			
<b>Impact 4.3</b> Construction of the proposed project could have a substantial adverse effect, either directly or through habitat modifications, on birds protected under the <i>Migratory Bird Treaty Act</i> . However, with mitigation measures, this impact is considered <i>less than significant</i> .	LTS	<b>BECSP MM4.3-1</b> Nesting avian species protected by the MBTA: a. Prior to any construction or vegetation removal between February 15 and August 31, a nesting bird survey shall be conducted by a qualified biologist of all habitats within 250 feet of the construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys will be conducted in accordance with CDFG protocol as applicable. If no active nests are identified on or within 250 feet of the construction site, no further mitigation is necessary. A copy of the pre-construction survey shall be submitted to the City of Huntington Beach. If an active nest of a MBTA protected species is identified on site (per established thresholds) a 100-foot no-work buffer shall be maintained between the nest and	LTS

ATTACHMENT NO. 2.8

**Table 2-1      Summary of Environmental Effects and Code Requirements/Mitigation Measures**

<b>Impact(s)</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measure(s) and/or Code Requirements</b>	<b>Level of Significance After Mitigation</b>
		construction activity. This buffer can be reduced in consultation with CDFG and/or USFWS. Completion of the nesting cycle shall be determined by qualified ornithologist or biologist.	
<b>Cultural and Paleontological Resources</b>			
<b>Impact 4.4</b> Construction activities associated with implementation of the proposed project could cause a substantial adverse change to an archeological resource pursuant to Section 15064.5 of the CEQA Guidelines. However, with mitigation, this impact is considered less than significant.	LTS	<b>BECSP MMA4.4(b)</b> If evidence of an archaeological site or other suspected historical resource as defined by CEQA Guidelines Section 15064.5, including darkened soil representing past human activity ("midden"), that could conceal material remains (e.g., worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials) are discovered during any project-related earth-disturbing activities (including projects that would not encounter undisturbed soils), all earth-disturbing activity within 100 feet of the find shall be halted and the City of Huntington Beach shall be notified. The project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less than significant level through data recovery or other methods determined adequate by the archaeologist and that are consistent with the Secretary of the Interior's Standards for Archaeological Documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-L) form and filed with the appropriate Information Center.	LTS
<b>Impact 4.4</b> Construction activities associated with implementation of the proposed project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. However, with mitigation measures, this impact is considered less than significant.	LTS	<b>BECSP MMA4.4-3(b)</b> Should paleontological resources (i.e., fossil remains) be identified at a particular site during project construction, the construction foreman shall cease construction within 100 feet of the find until a qualified professional can provide an evaluation. Mitigation of resource impacts shall be implemented and funded by the project applicant and shall be conducted as follows:	LTS
		<ol style="list-style-type: none"> <li>1. Identify and evaluate paleontological resources by intense field survey where impacts are considered high</li> <li>2. Assess effects on identified sites</li> <li>3. Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that are stated to be impacted</li> <li>4. Obtain comments from the researchers</li> <li>5. Comply with researchers' recommendations to address any significant adverse effects where determined by the City to be feasible</li> </ol> <p>In considering any suggested mitigation proposed by the consulting paleontologist, the City of Huntington Beach staff shall determine whether avoidance is necessary and feasible in light of</p>	

ATTACHMENT NO. 2.9

**Table 2-1      Summary of Environmental Effects and Code Requirements/Mitigation Measures**

<b>Impact(s)</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measure(s) and/or Code Requirements</b>	<b>Level of Significance After Mitigation</b>
<b>Geology and Soils</b>		factors such as the nature of the find, project design, costs, applicable policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.	
<b>Impact 4.5</b> Development of the proposed project could expose people and/or structures to potentially substantial adverse effects, including the risk of loss, injury, or death, involving strong seismic groundshaking and/or seismic-related ground failure, including liquefaction. Although seismic groundshaking would occur during major earthquakes, with compliance with applicable State and City regulations and implementation of mitigation measures, this impact is considered <i>less than significant</i> .	LTS	<b>BECSP MMA4.5-1</b> Future development in the Beach Boulevard and Edinger Avenue Corridors Specific Plan area shall prepare a grading plan to contain the recommendations of the final soils and geotechnical report. These recommendations shall be implemented in the design of the project, including but not limited to measures associated with site preparation, fill placement, temporary dewatering, groundwater seismic design features, excavation stability, foundations, soil stabilization, establishment of deep foundations, concrete slabs and pavements, surface drainage, cement type and corrosion measures, erosion control, shoring and internal bracing, and plan review.	LTS
<b>Impact 4.5</b> Construction and operation of the proposed project could result in substantial soil erosion, loss of top soil, changes in topography or unstable soil conditions. However, with compliance with slope stability, soil stability, and seismic-resistant design standards for structures proposed for human occupancy required by the City of Huntington Beach General Plan, Building Code, and Grading and Excavation Code and implementation of code requirements and mitigation measures, this impact is considered <i>less than significant</i> .	LTS	<b>BECSP MMA4.5-1</b> would also apply. <b>BECSP CR4.5-1</b> A California-licensed Civil Engineer (Geotechnical) shall prepare and submit to the City a detailed soils and geotechnical analysis with the first submittal of a grading plan for future development. This analysis shall include Phase II Environmental soil sampling and laboratory testing of materials to provide detailed recommendations for grading, chemical and fill properties, liquefaction, and landscaping.	LTS
<b>Impact 4.5</b> The proposed project would be located on expansive soil. However, with compliance with soil stability standards required by the City of Huntington Beach General Plan, Building Code, and Grading and Excavation Code, and implementation of code requirements and mitigation measures, this impact is considered <i>less than significant</i> .	LTS	<b>BECSP CR4.5-1</b> and <b>BECSP MMA4.5-1</b> would also apply.	LTS

ATTACHMENT NO. 2.10

**Table 2-1****Summary of Environmental Effects and Code Requirements/Mitigation Measures**

<b>Impact(s)</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measure(s) and/or Code Requirements</b>	<b>Level of Significance After Mitigation</b>
<b>Hazards and Hazardous Materials</b>	LTS	<p><b>BECSP MM4.6-1</b> Prior to the issuance of grading permits on any project site, the site developer(s) shall:</p> <ul style="list-style-type: none"> <li>■ Investigate the project site to determine whether it or immediately adjacent areas have a record of hazardous material contamination via the preparation of a preliminary environmental site assessment (ESA), which shall be submitted to the City for review. If contamination is found the report shall characterize the site according to the nature and extent of contamination that is present before development activities proceed at that site.</li> <li>■ If contamination is determined to be on site, the City, in accordance with appropriate regulatory agencies, shall determine the need for further investigation and/or remediation of the soils conditions on the contaminated site. If further investigation or remediation is required, it shall be the responsibility of the site developer(s) to complete such investigation and/or remediation prior to construction of the project.</li> <li>■ If remediation is required as identified by the local oversight agency, it shall be accomplished in a manner that reduces risk to below applicable standards and shall be completed prior to issuance of any occupancy permits.</li> <li>■ Closure reports or other reports acceptable to the Huntington Beach Fire Department that document the successful completion of required remediation activities, if any, for contaminated soils, in accordance with City Specification 431-92, shall be submitted and approved by the Huntington Beach Fire Department prior to the issuance of grading permits for site development. No construction shall occur in the affected area until reports have been accepted by the City.</li> </ul> <p><b>BECSP MM4.6-2</b> In the event that previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction of the proposed project, construction activities in the immediate vicinity of the contamination shall cease immediately. If contamination is encountered, a Risk Management Plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., City of Huntington Beach Fire Department). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health</p>	LTS

ATTACHMENT NO. 2.11

**Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures**

<b>Impact(s)</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measure(s) and/or Code Requirements</b>	<b>Level of Significance After Mitigation</b>
		<p>Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area.</p> <p><b>BECSP MM4.6-3</b> Prior to the issuance of grading permits, future development in the Specific Plan shall comply with HBFD City Specification No. 429, Methane District Building Permit Requirements. A plan for the testing of soils for the presence of methane gas shall be prepared and submitted by the Applicant to the HBFD for review and approval, prior to the commencement of sampling. If significant levels of methane gas are discovered in the soil on the future development project site, the Applicant's grading, building and methane plans shall reference that a subslab methane barrier and vent system will be installed at the project site per City Specification No. 429, prior to plan approval. If required by the HBFD, additional methane mitigation measures to reduce the level of methane gas to acceptable levels shall be implemented.</p> <p><b>BECSP MM4.6-4</b> To ensure adequate access for emergency vehicles when construction activities would result in temporary lane or roadway closures, the developer shall consult with the City of Huntington Beach Police and Fire Departments to disclose temporary lane or roadway closures and alternative travel routes. The developer shall be required to keep a minimum of one lane in each direction free from encumbrances at all times on perimeter streets accessing the project site. At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e., flagpersons), or other appropriate traffic controls to allow travel in both directions. If construction activities require the complete closure of a roadway segment, the developer shall coordinate with the City of Huntington Beach Police and Fire Departments to designate proper detour routes and signage indicating alternative routes.</p>	
<b>Hydrology and Water Quality</b>	LTS	<p><b>Impact 4.7</b> Construction and operation of the proposed project could increase stormwater runoff and alter existing land use such that stormwater pollutant loads or concentrations, including erosion and sediment, are increased. These processes could result in a violation of waste discharge requirements or water quality standards and provide substantial additional sources of polluted runoff. Additionally, increases in stormwater runoff could potentially exceed the capacity of existing or planned stormwater drainage systems, and cause on- or off-site flooding. However, with implementation of mitigation measures, this impact is considered less than significant.</p>	<p><b>BECSP MM4.7-1</b> City of Huntington Beach shall require Applicants for new development and significant redevelopment projects within the Specific Plan area, including the proposed project, to prepare a project Water Quality Management Plan (WQMP) in accordance with the DAMP requirements and measures described below and with all current adopted permits. The WQMP shall be prepared by a Licensed Civil Engineer and submitted for review and acceptance prior to issuance of a Precise Grading or Building permit.</p> <p>BMPs in the WQMP shall be designed in accordance with the Municipal NPDES Permit, Model WQMP, Technical Guidance Documents, DAMP, and City of Huntington Beach LIP. As noted in the Specific Plan, all development projects shall include site design and source control BMPs in the project WQMP. Additionally, new development or significant redevelopment projects and priority projects shall include LID principles to reduce runoff to a level consistent with the maximum extent practicable and treatment control BMPs in the</p>

ATTACHMENT NO. 2.12

**Table 2-1      Summary of Environmental Effects and Code Requirements/Mitigation Measures**

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Code Requirements	Level of Significance After Mitigation
		<p>If permanent dewatering is required and allowed by the City, the developer shall submit an application to RWQCB and follow the procedures as stated in Order No R8-2009-0003. The Applicant shall include a description of the dewatering technique, discharge location, discharge quantities, chemical characteristics of discharged water, operations and maintenance plan, and WID number for proof of coverage under the De Minimus Threat General Permit or copy of the individual WDR in the WQMP. Additionally, the WQMP shall incorporate any additional BMPs as required by the City Public Works Department.</p> <p>The WQMP shall include the following additional requirements:</p> <p><u>Project and Site Characterization Requirements</u></p> <ul style="list-style-type: none"> <li>■ Entitlement Application numbers and site address shall be included on the title sheet of the WQMP.</li> <li>■ In the project description section, explain whether proposed use includes on-site food preparation, eating areas (if not please state), outdoor activities to be expected, vehicle maintenance, service, washing cleaning (if prohibited on site, please state)</li> <li>■ All potential pollutants of concern for the proposed project land use type as per Table 7.II-1 of the Orange County Model Water Quality Management Plan shall be identified</li> <li>■ A narrative describing how all potential pollutants of concern will be addressed through the implementation of BMPs and describing how site design BMP concepts will be considered and incorporated into the project design shall be included</li> <li>■ Existing soil types and estimated percentages of perviousness for existing and proposed conditions shall be identified</li> <li>■ In Section I of the WQMP, state verbatim the Development Requirements from the Planning Department's letter to the Applicant</li> <li>■ A site plan showing the location of the selected treatment control BMPs and drainage areas shall be included in the WQMP</li> <li>■ A Geotechnical Report shall be submitted to address site conditions for determination of infiltration limitations and other pertinent characteristics.</li> </ul> <p><u>Project-Based Treatment Control BMPs</u></p> <ul style="list-style-type: none"> <li>■ Infiltration-type BMPs shall not be used unless the Geotechnical Report states otherwise.</li> <li>■ Depth to seasonal high groundwater is determined to provide at least a 10-foot clearance between the bottom of the BMP and top of the water table.</li> <li>■ Wet swales and grassed channels shall not be used because of the slow infiltration rates of project site soils, the potentially shallow depth to groundwater, and water conservation</li> </ul>	

ATTACHMENT NO. 2.13

**Table 2-1      Summary of Environmental Effects and Code Requirements/Mitigation Measures**

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Code Requirements	Level of Significance After Mitigation
<p>needs</p> <ul style="list-style-type: none"> <li>■ If proprietary Structural Treatment Control devices are used, they shall be sited and designed in compliance with the manufacturers design criteria</li> <li>■ Surface exposed treatment control BMPs shall be selected such that standing water drains or evaporates within 24 hours or as required by the County's vector control</li> <li>■ Excess stormwater runoff shall bypass the treatment control BMPs unless they are designed to handle the flow rate or volume from a 100-year storm event without reducing effectiveness. Effectiveness of any treatment control BMP for removing the pollutants of concern shall be documented via analytical models or existing studies on effectiveness.</li> <li>■ The project WQMP shall incorporate water efficient landscaping using drought tolerant, native plants in accordance with Landscape and Irrigation Plans as set forth by the Applicant (see below)</li> <li>■ Pet waste stations (stations that provide waste pick-up bags and a convenient disposal container protected from precipitation) shall be provided and maintained</li> <li>■ Building materials shall minimize exposure of bare metals to stormwater. Copper or Zinc roofing materials, including downspouts, shall be prohibited. Bare metal surfaces shall be painted with non-lead-containing paint</li> </ul> <p>The following BMPs shall not be used because they have not been shown to be effective in many situations. Therefore, unless sufficient objective studies and review are available and supplied with the WQMP to correctly size devices and to document expected pollutant removal rates the WQMP shall not include:</p> <ul style="list-style-type: none"> <li>■ Hydrodynamic separator type devices as a BMP for removing any pollutant except trash and gross particulates</li> <li>■ Oil and Grit separators</li> <li>■ Any Applicant proposing development in the Specific Plan Area is encouraged to consider the following BMPs:</li> <li>■ Sand filters or other filters (including media filters) for rooftop runoff</li> <li>■ Dry swales. A dry swale treatment system could be used if sufficient area, slope gradient, and length of swale could be incorporated into the project design. Dry swales could remove substantial amounts of nutrients, suspended solids, metals, and petroleum hydrocarbons</li> <li>■ Other proprietary treatment devices (if supporting documentation is provided)</li> </ul> <p><u>Nonstructural BMPs</u></p> <p>The WQMP shall include the following operations and maintenance BMPs under the</p>			

ATTACHMENT NO. 2.14

**Table 2-1      Summary of Environmental Effects and Code Requirements/Mitigation Measures**

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Code Requirements	Level of Significance After Mitigation
		<p>management of an applicant or property manager, where applicable. The Applicant shall fund and implement an operational and maintenance program that includes the following:</p> <ul style="list-style-type: none"> <li>■ The Applicant shall dictate minimum landscape maintenance standards and tree trimming requirements for the total project site. Landscape maintenance shall be performed by a qualified landscape maintenance company or individual in accordance with a Chemical Management Plan detailing chemical application methods, chemical handling procedures, and worker training. Pesticide applications shall be performed by a certified applicator. No chemicals shall be stored on-site unless in a covered and contained area and in accordance with an approved Materials Management Plan. Application rates shall not exceed labeled rates for pesticides, and shall not exceed soil test rates for nutrients. Slow release fertilizers shall be used to prevent excessive nutrients in stormwater or irrigation runoff.</li> <li>■ The Applicant or property manager shall have the power and duty to establish, oversee, guide, and require proper maintenance and tree trimming procedures per the ANSI A-300 Standards as established by the International Society of Arborist. The Applicant or property manager shall require that all trees be trimmed by or under the direct observation/direction of a licensed/certified Arborist for the entire area. The Applicant shall establish minimum standards for maintenance for the total community, and establish enforcement thereof for the total community. The property manager shall rectify problems arising from incorrect tree trimming, chemical applications, and other maintenance within the total community.</li> <li>■ Landscape irrigation shall be performed in accordance with an Irrigation Management Plan to minimize excess irrigation contributing to dry- and wet-weather runoff. Automated sprinklers shall be used and be inspected at least quarterly and adjusted yearly to minimize potential excess irrigation flows. Landscape irrigation maintenance shall be performed in accordance with the approved irrigation plans, the City Water Ordinance and per the City Arboricultural and Landscape Standards and Specifications.</li> <li>■ Proprietary stormwater treatment systems maintenance shall be in accordance with the manufacturer's recommendations. If a nonproprietary treatment system is used, maintenance shall be in accordance with standard practices as identified in the current CASQA (2003) handbooks, operations and maintenance procedures outlined in the approved WQMP, City BMP guidelines, or other City-accepted guidance.</li> <li>■ Signage, enforcement of pet waste controls, and public education would improve use and compliance, and therefore, effectiveness of the program, and reduce the potential for hazardous materials and other pollution in stormwater runoff. The Applicant shall prepare and install appropriate signage, disseminate information to residents and retail</li> </ul>	

ATTACHMENT NO. 2.15

**Table 2-1      Summary of Environmental Effects and Code Requirements/Mitigation Measures**

<b>Impact(s)</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measure(s) and/or Code Requirements</b>	<b>Level of Significance After Mitigation</b>
		<p>businesses, and include pet waste controls (e.g., requirements for pet waste cleanup, pet activity area restrictions, pet waste disposal restrictions) in the any agreement, tenant lease (regarding rental property) or Conditions, Covenants, and Restrictions (regarding for-sale property).</p> <ul style="list-style-type: none"> <li>■ Street sweeping shall be performed at an adequate frequency to prevent build up of pollutants (see <a href="http://www.fhwa.dot.gov/environment/ultraurb/submp3p7.htm">http://www.fhwa.dot.gov/environment/ultraurb/submp3p7.htm</a> / for street sweeping effectiveness).</li> <li>■ The Applicant shall develop a maintenance plan for BMPs and facilities identifying responsible parties and maintenance schedules and appropriate BMPs to minimize discharges of contaminants to storm drain systems during maintenance operations.</li> <li>■ Reporting requirements: the Applicant or property manager shall prepare an annual report and submit the annual report to the City of Huntington Beach documenting the BMPs operations and maintenance conducted that year. The annual report shall also address the potential system deficiencies and corrective actions taken or planned.</li> </ul> <p><b>Site Design BMPs</b></p> <p>Any Applicant proposing development in the Specific Plan Area is required to incorporate LID principles as defined in the Municipal NPDES Permit and is encouraged to consider the following BMPs, if allowed in accordance with the Geotechnical Report and limitations on infiltration BMPs:</p> <ul style="list-style-type: none"> <li>■ Use of porous concrete or asphalt (if acceptable to the Geotechnical Engineer and where infiltration will not adversely affect groundwater) or other pervious pavement for driveways, paths, sidewalks, and courtyards/open space areas, to the maximum extent practicable, would reduce pollutants in stormwater runoff as well as provide some detention within the material void<sup>1</sup> space. If porous paver blocks are used, they shall be adequately maintained to provide continued porosity (effectiveness)</li> <li>■ Incorporation of rain gardens or cisterns to reuse runoff for landscape irrigation</li> <li>■ Green roofs to reduce runoff and treat roof pollutants</li> <li>■ Site design and landscape planning to group water use requirements for efficient irrigation</li> </ul> <p><b>BECSP MMA4.7-2</b> The City of Huntington Beach shall require that any Applicant prepare a Groundwater Hydrology Study to determine the lateral transmissivity of area soils and a safe pumping yield such that dewatering activities do not interfere with nearby water supplies. The Groundwater Hydrology Study shall make recommendations on whether permanent groundwater dewatering is feasible within the constraints of a safe pumping level. The</p>	

<sup>1</sup> Void space is the empty space between individual particles.

**Table 2-1      Summary of Environmental Effects and Code Requirements/Mitigation Measures**

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Code Requirements	Level of Significance After Mitigation
		<p>Applicant's engineer of record shall incorporate the Hydrology Study designs and recommendations into project plans. If groundwater dewatering is determined allowable by the City, the Applicant shall submit an application to the RWQCB for dewatering purposes, per the De Minimus Permit Number R8-2009-0003. If safe groundwater dewatering is determined to not be feasible, permanent groundwater dewatering shall not be implemented. The City Director of Public Works, OCWD, and other regulatory agencies shall approve or disapprove any permanent groundwater dewatering based on the Groundwater Hydrology Study and qualified Engineers' recommendations.</p> <p><i>Mitigation measure BECSP MM4.7-3 has been modified to reflect the existing and proposed site characteristics, as well as the specific hydrologic conditions of the proposed project site and the Huntington Beach Channel.</i></p> <p><b>BECSP MM4.7-3</b> The City of Huntington Beach shall require that the Applicant's Licensed Civil Engineer for each site-specific development prepare a Hydrology and Hydraulic Study to identify the effects of potential stormwater runoff from the specific development on the existing storm drain flows for the 10-, 25-, and 100-year design storm events. The drainage improvements shall be designed and constructed as required by the Department of Public Works to mitigate impact of increased runoff due to development, or deficient, downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency. The Applicant shall design site drainage and document that the proposed development would not increase peak storm event flows over pre-1986 Qs, which must be established by the hydrology study. If the analyses shows that the City's current drainage system cannot meet the volume needs of the project runoff, the applicant shall be required to attenuate site runoff to an amount not to exceed the 25-year storm as determined using pre-1986 criteria. As an option, the applicant may choose to explore low-flow design alternatives, downstream attenuation or detention, or upgrade the City's stormwater system to accommodate the impacts of the new development, at no cost to the City. The Hydrology and Hydraulic Study shall also incorporate all current adopted Municipal NPDES Permit and City requirements for stormwater flow calculations and retention/detention features in effect at the time of review.</p> <p><b>BECSP MM4.7-4</b> The City of Huntington Beach shall require that adequate capacity in the storm drain system is demonstrated from the specific development site discharge location to the nearest main channel to accommodate discharges from the specific development. If capacity is demonstrated as adequate, no upgrades will be required. If capacity is not adequate, the City of Huntington Beach shall identify corrective action(s) required by the specific development Applicant to ensure adequate capacity. Corrective action could include, but is not limited to:</p> <ul style="list-style-type: none"> <li>■ Construction of new storm drains, as identified in the MPD or based on the Hydrology and</li> </ul>	

ATTACHMENT NO. 2.17